

# Dorchester Avenue Zoning Update

Advisory Group Meeting #5--Questions  
May, 18, 2011

**-When was artist live/work added as a use? Can it be added to the use table for Dot Ave?**

Artist live/work is found in Table A of the Dorchester Avenue Zoning Code, under Industrial Uses. It is called "Artists' mixed-use".

**-What is the difference between "Agency Office" and "General Office"? (Article 2.)**

"General Office" is typically larger office space and back office space for corporations and companies. "Agency Office" is typically smaller offices for dentists, lawyers, doctors, real estate agents and other small operations.

**-Why are trade schools forbidden and conditional in commercial districts?**

Examples of trade schools include tractor trailer schools, HVAC schools, etc. Do AG members think these are appropriate used for the commercial districts?

**-What are legal uses listed for the carpenters hall? The bricklayer's center?**

The New England Carpenter's Union's legal occupancy is a trade school, accessory bank w/ATM on the 2<sup>nd</sup> Floor, clinic, office, and parking garage. The Bricklayer's Apprentice & Training Center's legal occupancy is a trade school

**-Is there a definition for businesses that are open 24 hours per day?**

For businesses open before 6:00 AM or after midnight, it would be considered a conditional use per footnote number 9, Table B, page 129.

**-DJ vs. Jukebox: which is considered live entertainment?**

A DJ is considered live entertainment as there is a "performance" by a person

**-Do we want to continue to have gas stations be forbidden?**

Establishing gas stations as a forbidden use was a significant goal with the Dorchester Avenue zoning process in 1992. Is this still a priority for the AG?

**-Will there be a definition for gambling machines in Article 2, in anticipation of the possibility that they will be legalized in the future?**

No. The general protocol for this type of issue is to wait until a use is legalized.

**-How are minute clinics treated by the zoning?**

Minute clinics are a conditional use in most zoning districts.

**-What use do car sharing services fall under (parking or rental)?**

Parking. Typically ISD (Inspectional Services Dept.) uses the existence of a rental office as the threshold for considering a use to fall into the car rental category.

**-Get clarification that drive-through restaurants are forbidden everywhere.**

They are defined as "Accessory drive-through restaurant" and are forbidden.

**-Photo studios are now an appropriate use for commercial districts since toxic chemicals are no longer used. Can they be added back in as an allowed use?**

Potentially. What does the AG think?